



6 Clows Top Road, Worcester, WR6 6AZ

We are delighted to offer this fabulous opportunity to purchase a property in the delightful picturesque village of Abberley. This semi detached house is set back from the road behind hedges and offers immense scope and opportunity to improve and extend (subject to planning). The accommodation comprises of a porch, entrance hall, through lounge, kitchen and external storage room to the ground floor, three bedrooms and bathroom to the first floor. The property has the benefit of double glazed, Lpg heating, garage and off road parking. Available with no upward chain, book your viewing early to avoid missing out.
Epc Band E.
Council Tax Band C.

Offers Around £269,250

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Porch

6'2" x 1'11" (1.9m x 0.6m)

Having a double glazed sliding patio door opening in with a door to the entrance hall.

Entrance Door

Opens into the reception hall.

Reception Hall

11'9" x 6'10" (3.6m x 2.1m)

Having a staircase to the first floor landing, radiator, door to the breakfast kitchen, sitting room and understairs storage cupboard.

Through Lounge

19'0" max 18'0" min x 11'9" (5.8m max 5.5m min x 3.6m)



Having a large picture window to the rear overlooking the garden, fire surround, radiator and double glazed door to the rear.

Kitchen

11'9" x 11'9" (3.6m x 3.6m)



Having wall and base cabinets with worksurface over , single drainer sink unit with taps, space for domestic appliances, plumbing for washing machine, wall mounted central heating boiler, double glazed window to the front and door to storage cupboard.

Fist Floor Landing

6'10" x 6'6" (2.10m x 2.0m)

Having a double glazed window to the side, access to the loft space, doors to the bedrooms and the bathroom.

Bedroom One

12'1" x 11'9" (3.7m x 3.6m)



Having a double glazed window to the rear and radiator.

Bedroom Two

11'9" x 11'9" (3.6m x 3.6m)



Having a double glazed window to the front and radiator.

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Bedroom Three

8'6" x 6'10" (2.6m x 2.1m)



Having a double glazed window to the rear and radiator.

Bathroom

7'10" x 6'10" (2.4m x 2.1m)



Having a panel bath with wall mounted shower over, pedestal wash hand basin, W/C, part tiled walls, radiator and double glazed window to the front.

Side Storage

17'4" x 6'10" (5.3m x 2.1)

Generous storage area with doors to front and rear.

Outside



Block paved driveway providing off road vehicular parking leading to the garage, lawn to the front surrounded by hedging and an LPG Tank.

Garage

17'0" x 8'10" (5.2m x 2.7m)

Up and over door to the front, two windows to the side and door to the rear.

Rear Garden



Paved patio leads to the generous lawn area.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Council Tax

Malvern Hills Council - Band C.

Services

The agent understands that the property has mains water / electricity / drainage available and Lpg. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

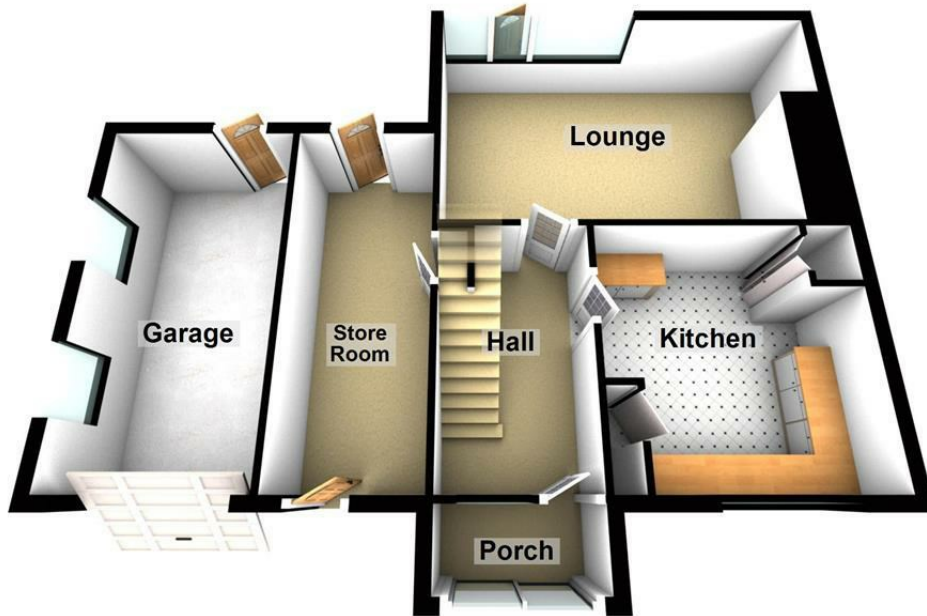
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-07-06-2024-V1



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	